



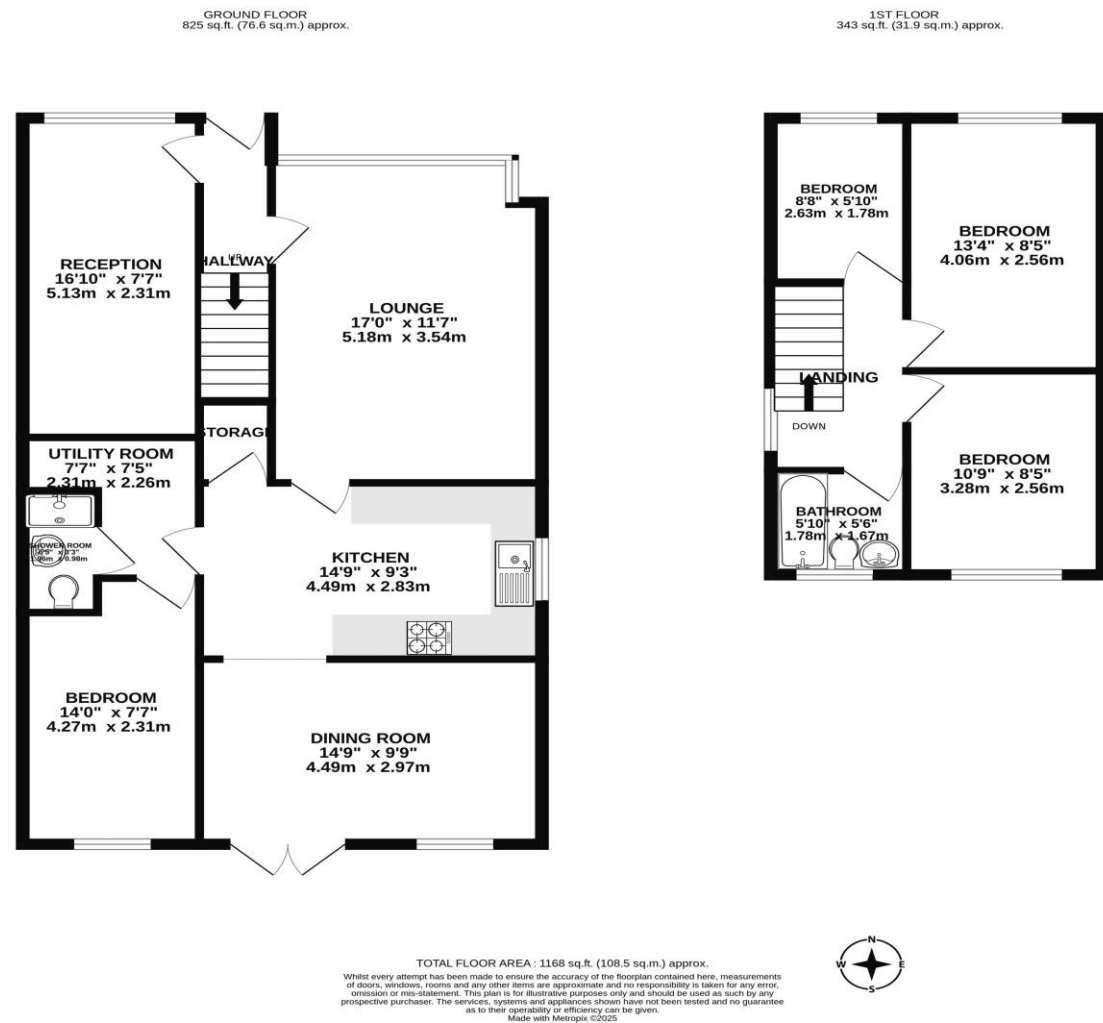
# TRACY PHILLIPS

## Estates



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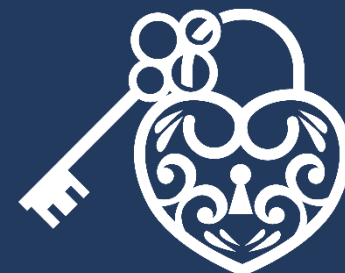
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Asking Price: £318,000

Slag Lane, Lowton, WA3 2HZ





**Charming Extended Detached Home on Highly Desirable Slag Lane – Over 1,100 sq ft of Versatile Living Space**

Located along the leafy and ever-popular Slag Lane, within easy walking distance of Lowton Village, this beautifully maintained detached property offers spacious and flexible accommodation ideal for modern family living. With a wide range of local shops, excellent primary schools, and superb commuter links to Manchester, this is a home that perfectly balances comfort, convenience, and lifestyle. Occupying a generous corner plot, the property has been thoughtfully extended to provide over 1,100 sq ft of internal space.

The ground floor opens with a welcoming entrance hallway leading to a cosy snug (currently used as a music room), which flows through to a bright open-plan lounge featuring a stylish fireplace. This, in turn, opens into a spacious kitchen/dining area, fitted with a range of classic Shaker-style units – perfect for family gatherings and entertaining. Two additional ground floor reception rooms offer exceptional flexibility and can be used as further living rooms, a home office, or ground floor bedrooms – ideal for multi-generational living. A convenient ground floor shower room with WC, wash basin, and shower, along with a separate utility area, complete the downstairs accommodation.

Upstairs, the first floor reveals three generously sized bedrooms and a well-appointed family bathroom. Externally, the property enjoys a lawned front garden and excellent off-road parking to the rear, secured behind double gates. The rear courtyard garden is south-facing, low maintenance, and bathed in sunlight – perfect for al fresco dining or relaxing in a private outdoor setting.

This is a well-cared-for home in an exceptionally sought-after location, competitively priced and ready to move into. Early viewing is highly recommended to fully appreciate everything this property has to offer.









